



McEwan Fraser Legal

Solicitors & Estate Agents

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1A Bridge Street

EAST LINTON, EH40 3AG

14 BRIDGE STREET EAST LINTON, EH40 3AG

Set within picturesque East Lothian with its rolling countryside and sandy beaches East Linton is a charming village which lies off the A1 approximately 22 miles east of Edinburgh City Centre. The village itself has amenities to meet everyday needs including a primary school, post office, newsagents, superstore and three local pubs/restaurants. Additional facilities are available at nearby Haddington where there is an excellent variety of shops and services including a Tesco's Superstore, Post Office, Banks and Building Societies.

The schools at nursery, primary and secondary are highly regarded, and there are many recreational venues for those interested in football, rugby, golf, bowls. In addition, the Sports Centre has a swimming pool.

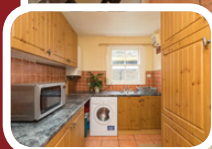
Bright and well-presented, three bedroom, main door flat, occupying part of a stone-built period villa located in the charming village of East Linton, East Lothian. the property is set over two storeys with large private garden section to the rear. The property has been designed to maximise the natural light to create a traditional ambiance and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are

very generous and the accommodation has been arranged to offer both flexibility and individuality. On entering this property, you walk into the stairs that take one up to a large welcoming hallway which provides access to all rooms. The immediately impressive lounge, with double window to the front aspect which floods the room with light and provides a fantastic focal point.

The kitchen has been updated to include a good range of contemporary floor and wall mounted units and is again flooded with light with window to the rear as well as access to the rear garden. Two of the properties bedrooms can be found on the first floor while bedroom three can be found on the second floor. The three double bedrooms in the property are all of similar dimensions and allow ample room for storage furniture. A two piece Wc is also located on the first floor while the three piece bathroom is located on the third floor with velux window and is partly tiled.

On-street parking to the front of the property providing adequate spaces for residents and visitors. The garden to the rear is laid into a courtyard style with landscaped grounds and patio section however is then opened out to a large lawn section.

KITCHEN



LOUNGE



BEDROOMS



BATHROOM



SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION



APPROXIMATE DIMENSIONS (Taken from the widest point)

Sitting Room	5.49m (18') x 3.20m (10'6")
Kitchen/Breakfast Room	3.12m (10'3") x 2.72m (8'11")
Master Bedroom	3.81m (12'6") x 3.20m (10'6")
Double Bedroom 2	3.66m (12') x 3.35m (11')
Double Bedroom 3/Dining Room	3.43m (11'3") x 2.82m (9'3")
Study	2.29m (7'6") x 1.83m (6')
Bathroom	3.60m (11'10") x 3.35m (11')
Utility	2.85m (9'4") x 2.11m (6'11")

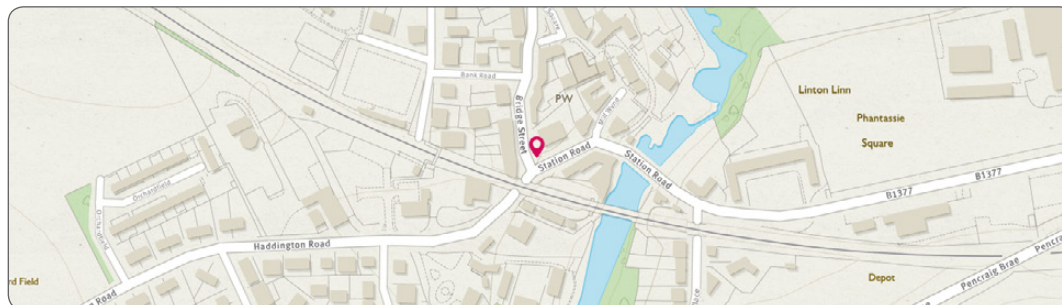
GROSS INTERNAL FLOOR AREA (m²) - tbc m²



EPC - tbc

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, white appliances, curtains/blinds. Other items may be available through separate negotiation.



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT CAMERON
Surveyor



Professional photography
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